



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



**Date:** September 3, 2013

**To:** Thomas J. Bonfield, City Manager

**Through:** Keith Chadwell, Deputy City Manager

**From:** Steven L. Medlin, AICP, Planning Director

**Subject:** Coordinated Annexation Agenda Item: Del Webb III

**Executive Summary.** A request for voluntary annexation and initial zoning has been received from the Department of Water Management for 0.95 acre site contiguous to the City limit. The Water Management Department is proposing to construct and elevated water storage tank on the site, subject to the issuance of a minor special use permit from the Board of Adjustment.

The applicant in this case has requested an initial zoning designation of Residential Rural (RR), which is consistent with City Council policy designating the least intense zoning based on the Development Tier and the size of the lot.

Because the site is owned by the City, no utility extension agreement is required, and no fiscal impact analysis was performed. Annexation of this property would allow all land use review processes to be through the City.

Two separate motions from Council are required by law to approve the, voluntary annexation petition and initial zoning.

**Alternatives and Recommendation.** Council has two alternatives:

Alternative 1) **Recommended Alternative:** Approve the voluntary annexation and initial zoning.

Alternative 2) Deny voluntary annexation petition. No action would be required or authorized on the initial zoning.

**Issues and Analysis.** This request involves two separate items: voluntary annexation, and initial zoning.

### Voluntary Annexation Petition

The Administration is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of September 30, 2013. The public hearing will be held in compliance with N.C. General Statute 160A-31.

### Initial Zoning

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation. Staff is recommending an initial zoning designation of Residential Rural (RR) on the property. The RR zoning district is the least intense residential zoning district permitted in the Suburban Tier based on the size of the lot.

**Utility Impacts.** The subject site is owned by the City of Durham and is a proposed major utility facility. No adverse utility impacts are anticipated.

**Financial Impact.** As a publicly-owned property, no revenues are anticipated.

**SDBE Summary.** This item has no known SDBE impact.

### **Attachments**

Attachment 1:	Context Map
Attachment 2:	Aerial Map
Attachment 3:	Legal Description
Attachment 4:	Annexation Ordinance
Attachment 5:	Initial Zoning Ordinance